

020.A

0001

0307.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

490,100 / 490,100

USE VALUE:

490,100 / 490,100

ASSESSED:

490,100 / 490,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	307
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Owner 1: DOUGAN BARBARA J / LIFE ESTATE

Owner 2: -

Owner 3: -

Street 1: 18 HAMILTON ROAD

Street 2: UNIT 307

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DOUGAN BARBARA J -

Owner 2: -

Street 1: 18 HAMILTON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6050																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	490,100				490,100			144828
								GIS Ref		
								GIS Ref		
								Insp Date		
								12/13/17		

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2022		102	FV	490,100	0	.	490,100		Year end	12/23/2021		020.A-0001-0307.0
2021		102	FV	483,100	0	.	483,100		Year End Roll	12/10/2020		
2020		102	FV	469,100	0	.	469,100	469,100	Year End Roll	12/18/2019		
2019		102	FV	456,300	0	.	456,300	456,300	Year End Roll	1/3/2019		
2018		102	FV	375,500	0	.	375,500	375,500	Year End Roll	12/20/2017		
2017		102	FV	336,200	0	.	336,200	336,200	Year End Roll	1/3/2017		
2016		102	FV	336,200	0	.	336,200	336,200	Year End	1/4/2016		
2015		102	FV	314,800	0	.	314,800	314,800	Year End Roll	12/11/2014		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	1696
DOUGAN BARBARA		74655-508	1	5/12/2020	Convenience	1	No	No			
BORIT JUDITH T		57555-401			305,000	No	No				
BORIT JUDITH M		55684-67		10/27/2010	Convenience	1	No	No			
		16473-29		9/1/1985		122,400	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/13/2017										Measured	DGM	D Mann
12/30/2011										MLS	EMK	Ellen K
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	646-3681, Building Number 18.																			
Sty Ht:	1 - 1 Story			A Bath:		Rating:																					
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																					
Foundation:	3 - Brick or Stone			A 3QBth:		Rating:																					
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average																				
Prime Wall:	7 - Brick			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	4 - Flat			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																				
Color:	BRICK			A Kits:		Rating:																					
View / Desir:	W20 - WATER 20			Frl:	0	Rating:	Average																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1985	Eff Yr Blt:		Location:	C - Corner View																						
Alt LUC:		Alt %:		Total Units:																							
Jurisdict:		Fact:	.	Floor:	3 - 3rd Floor																						
Const Mod:				% Own:	0.762099981																						
Lump Sum Adj:				Name:	35 - 6050																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wal:	2 - Plaster			Functional:			%	Interior:		1	4	2	0														
Sec Int Wall:		%		Economic:			%	Additions:																			
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	4 - Carpet			Override:			%	Baths:																			
Sec Floors:		%		Total:	20.4	%		Plumbing:																			
Bsmnt Flr:				CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ:	325.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.19124424			General:																			
Electric:	3 - Typical			Const Adj.:	1.25949597			COMPARABLE SALES				SUB AREA															
Insulation:	2 - Typical			Adj \$ / SQ:	487.619			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL													
Int vs Ext:	S			Other Features:	32804								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Heat Fuel:	1 - Oil			Grade Factor:	1.00								GLA	Gross Liv Ar	868	487.620	423,254										
Heat Type:	3 - Forced H/W			NBHD Inf:	1.35000002																						
# Heat Sys:				NBHD Mod:																							
% Heated:	100	% AC:	100	LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO	Adj Total:	615678																						
% Com Wal		% Sprinkled		Depreciation:	125598																						
				Deprecated Total:	490079																						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																			
Make:				Juris. Factor:				Before Depr:	658.29																		
Model:				Special Features:	0			Val/Su Net:	564.63																		
Serial #:				Final Total:	490100			Val/Su SzAd:	564.63																		
Year:				PARCEL ID	020.A-0001-0307.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:					Total Special Features:								Total:										
IMAGE																											
AssessPro Patriot Properties, Inc																											